

EXHIBIT NO. 1

4
2-24-01

Docket Item # 3
SPECIAL USE PERMIT #2000-0158
LINCOLN AT ALEXANDRIA

Planning Commission Meeting
February 6, 2001

ISSUE: Consideration of a request for a special use permit for a coordinated sign program for a residential development to allow two entrance signs on Route 1.

APPLICANT: EQR-Lincoln Alexandria LLC
by Harry P. Hart, attorney

LOCATION: 3700 Jefferson Davis Highway

ZONE: CDD-7/Coordinated Development District

PLANNING COMMISSION ACTION, FEBRUARY 6, 2001: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

CDD#10

POTOMAC YARD

JEFF

DAVIS

HWY.

TOYOTA DEALERSHIP

PROPOSED
SIGN

SITE

HERTZ CAR RENTAL

CDD#7

AVENUE

FOUR MILE
RUN PARK

POS

CORA
KELLY
MAGNET
SCHOOL

RB

COMMONWEALTH

PARKING
STRUCTURE

PARKING
STRUCTURE

3600

DWELLINGS

AVENUE

NATIONAL
CAR SALES

RB

CSL

LANE

DWELLINGS

DWELLINGS

EVANS

DWELLINGS

DWELLINGS

LYNHAVEN

WILSON AVE.

REED

DWELLINGS

SUP #2000-0158

02/06/01



(Not to Scale)

STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The total combined sign area of the signs shall not exceed 24 square feet. (P&Z)
2. No other signs shall be permitted along the any street frontage of the development. Interior signs shall be permitted to the extent permitted by the sign provisions of the zoning ordinance. (P&Z)

DISCUSSION:

The applicant, EQR-Lincoln Alexandria, L.C.C. (also known as Lincoln Property Company), requests special use permit approval for a "Coordinated Sign Program" at the Lincoln at Alexandria apartment project located at 3700 Jefferson Davis Highway. The Planning Commission approved the development site plan for the 588 unit residential project in April 1999, and the project is currently under construction. The development site contains a total land area of 553,520 square feet (12.707 acres). The site has frontage on Jefferson Davis Highway, Commonwealth Avenue, and Reed Avenue (for an entrance/exit only).

The applicant is requesting approval of the coordinated sign program in order to construct two 12 square foot (approximate) wall signs at the project's main entrance on Jefferson Davis Highway which identify the project as "The Reserve at Potomac Yard". The zoning ordinance allows only one such identification sign, no greater than 40 square feet in size, along each street frontage.

Because of emergency vehicle access requirements, it is not possible to locate a single double sided sign at the center of the entrance drive into the project, identifying the project to traffic traveling both north and south. Therefore, the applicant is requesting approval of two signs, one for each of the walls along the entrance to the project. Due to the angle of the entrance walls, signs must be placed on each side of the entrance in order for vehicles coming from both directions on Jefferson Davis Highway to physically see the signs.

Staff supports the approval of the two signs; we believe placing the signs on the already approved entrance wall will create a more attractive result than the addition of a single freestanding sign. However, we are recommending that the maximum square footage of the combined signs be no more than 24 sq.ft., as proposed by the applicant. The proposed walls supporting the signs are attractively designed and constructed of brick measuring approximately 4'-10" tall by 10'-2" long. The wall is capped by a contrasting material with light fixtures located at either end of the wall. The entrance signs are to be located behind a sidewalk located along the frontage of the project.

The coordinated sign program must address all signage within the project. In this case, staff is recommending that the two wall signs on Jefferson Davis Highway be the only signs permitted along the street frontages of the project. Within the project, staff is recommending that the typical zoning requirements for signage be applied. It is anticipated that the only signage necessary within the project will be small direction, convenience or warning signs.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 No objections or recommendations.

Code Enforcement:

C-1 A construction permit is required for the proposed signage.

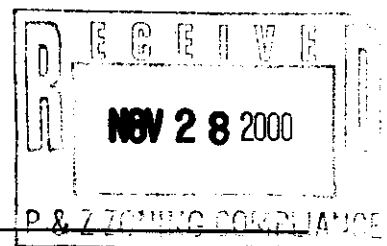
Police Department:

F-1 No objections.

97
SPECIAL USE PERMIT APPLICATION # 2000-0158

3700 Jefferson Davis Highway

Property Location



16.01-01-01, 02 & 03

Tax Map Reference

CDD #7

Zone

EOR-Lincoln Alexandria, L.L.C.

Applicant's Name

c/o Lincoln Property Co.

1155 Herndon Parkway, Suite 100

Herndon, VA 20170

Address

EOR-Lincoln Alexandria, L.L.C.

Property Owner's Name

c/o Lincoln Property Co.

1155 Herndon Parkway, Suite 100

Herndon, VA 20170

Address

Coordinated sign program

Proposed Use

(The Reserve at Potomac Yard)

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-30(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Harry P. Hart

Print Name of Applicant or Agent

Harry P. Hart
Signature

HART & CALLEY, P.C.

(703) 836-5757

Telephone Number

307 N. Washington St., Alex. VA 22314

Mailing Address

November 28, 2000

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing:

_____ date received

\$

_____ fee paid

_____ date paid

Legal Advertisement: _____

Property Placard: _____

Planning Commission Action: _____

City Council Action: _____

LINCOLN AT ALEXANDRIA

All Applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, auto oriented uses and freestanding signs requiring special use permit approval.

1. The Applicant is (check one) the ☒ Owner ☐ Contract Purchaser
☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation in which case identify each owner of more than 10%.

EQR/Lincoln No.

One Master Limited Partnership, c/o Lincoln Property Co.

1155 Herndon Parkway, Suite 100

Herndon, VA 20170

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license.

☐ No. The agent shall obtain a business license prior to filing application.

2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:
- A. existing uses
 - B. existing zoning
 - C. land use designation contained in the master plan
- Staff may waive this requirement if the information is easily obtainable.
3. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four plans are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This

NARRATIVE DESCRIPTION

4. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

The applicant requests a Special Use Permit for a coordinated sign program for the Lincoln at Alexandria site on Jefferson Davis Highway. The applicant is requesting permission to place two main signage panels at the entrance to the property on Jefferson Davis Highway, an addition of one sign over that permitted by Section 9-201(A)(3) in the Zoning Ordinance. The signage is reflected in the drawings submitted with this application. Included in the drawings is the sign as it will appear with the new name ("The Reserve at Potomac Yard") and the sign elevation and section details, identifying the sign materials, attached to this application as Appendix 1 and their location and number attached to this application in the Wall & Fence Layout Plan and Fence Elevations from the Final Site Plan drawings.

The proposed sign types are as follows: aluminum plate with flush mounted aluminum plate graphics on a structure attached to the sign walls by the gate on Jefferson Davis Highway. The applicant is requesting two signs at the entrance to the site for the several reasons:

- 1) Due to sight clearance restrictions and emergency vehicle access requirements at the entrance drive from Jefferson Davis Highway, the applicant was unable to place a single sign in the center of the entrance drive. This would have provided the applicant with the optimal visual exposure to traffic entering the site from both directions on Route 1.
- 2) In order to convey a pleasing residential feel and scale to the site entrance, a single 40 square foot freestanding sign was discounted in favor of a 20 square foot signage panel integrated into a sign wall on either side of the entrance drive.
- 3) Due to the acute angle of the sign walls, sign panels must be provided on both sides of the entrance drive in order for vehicles coming from both directions on Route 1 to physically see the signs.
- 4) These two signage panels will help drivers to safely identify the entrance to the site from both the north and south bound lanes of busy Route 1.

Signage design goals include encouraging safety in identifying and approaching this site from both directions of Route One. This comprehensive signage design offers the opportunity for signage integrated with the approaches from both the north and south bound lanes of Jefferson Davis Highway and complimentary architectural design features for the proposed signs with the walls surrounding the site.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)
- ☐ a new use requiring a special use permit,
- ☐ a development special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☒ other. Please describe: Coordinated sign program

6. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specific time period (i.e., day, hour, or shift).

N/A

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

N/A

7. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

8. Please describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will noise from patrons be controlled?

N/A

9. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

10. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

N/A

B. How much trash and garbage will be generated by the use.?

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

SPECIAL USE PERMIT # 2000-0158

11. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No. If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

12. Will any organic compounds, for example, paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No. If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

13. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A

ALCOHOL SALES

14. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☐ No. If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

N/A

PARKING AND ACCESS REQUIREMENTS

16. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

N/A

- B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces (8 feet x 20 feet)

_____ Compact spaces (7 feet x 16 feet)

_____ Handicapped accessible spaces.

_____ Other.

- C. Where is required parking located? ☐ on site ☐ off-site
(check one) If the required parking will be located off-site,
where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100(A)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

17. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

- B. How many loading spaces are available for the use? _____

- C. Where are off-street loading facilities located?

- D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

18. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A.

SITE CHARACTERISTICS

19. Will the proposed uses be located in an existing building?

☐ Yes. ☐ No.

Do you propose to construct an addition to the building?

☐ Yes. ☐ No.

How large will the addition be? _____ square feet.

20. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq.ft. (addition if any) =
_____ sq. ft. (total)

21. The proposed use is located in (check one):

☐ stand alone building ☐ house located in a residential zone

☐ warehouse

☐ shopping center. Please provide name of the center: _____

☐ office building. Please provide name of the building: _____

☒ other, please describe: a new luxury apartment development

SUP 2000-0158



grade
scale: 3/4"=1'

Main Entry Sign

This sign is aluminum plate with flush mounted aluminum plate graphics on a structure to be built by the owner.

SUP 2000-0158



scale: 1"=1'

Main Entry

Materials: 3/16" Aluminum plate face, 3/16" alum. plate graphics

Finish: Icon--Medium bronze (slightly distressed)

Paint: Dark copy panel--Tavern Green

RESERVE & trim--SW2081

Rest of copy--White

QTY: 2 single faced

97
SPECIAL USE PERMIT APPLICATION # 2000-0158

4
NOV 28 2000

3700 Jefferson Davis Highway

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16.01-01-01.02 & 03

Tax Map Reference

CDD #7

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(703) 836-5757

Telephone Number

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Mailing Address

November 28, 2000

Date

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Application Filing:

date received

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Legal Advertisement:

Property Placard:

Planning Commission Action:

02/06/01

RECOMMEND

APPROVAL

(uc)

City Council Action:

2/24/2001PH -- CC approved the Planning Commission recommendation.

LINCOLN AT ALEXANDRIA